

MINUTES OF THE LEE TOWNSHIP PLANNING COMMISSION  
TUESDAY OCTOBER 16, 2018 LEE TOWNSHIP HALL  
MIDLAND MICHIGAN

PRESENT: Bill Stewart, Mari Spraul, Rick Payne, Mike Spitnale, Doris French and guest Rodney Nanney

The meeting was called to order at 7 p.m.

AGENDA: A motion to approve the amended agenda was made by Mari and seconded by Bill. Motion passed.

MINUTES: A motion to approve the September 12 minutes was made by Rick and seconded by Bill. Motion passed.

CORRESPONDENCE: Received request to remove an old mobile home and put a new mobile home and build a shed on .68 acres. We will hold on this until we get more information because this is a nonconforming parcel.

Motion to go into the public hearing made by Rick and seconded by Bill. Motion passed and public hearing began at 7:05 p.m. The regular meeting resumed at 7:20 p.m.

A motion to approve the Wireless Communication Facilities Ordinance was made by Mari and seconded by Bill. Roll call vote Bill yes, Mari yes, Doris yes, Rick yes, Mike yes. Motion passed. It will now go to the Board for their approval. We discussed the number for this ordinance. It was suggested we number the new ordinance with the old number with the addition of A, B, etc.

GUEST: Travis Suderman wants to open a body shop on the corner of Meridian and Gordonville Roads. It is a new business for painting cars and bluing of guns. He said it was formerly a body shop even though they sold used cars. Discussion included whether it is still a body shop grandfathered in or not. If he wants a paint shop, DEQ and OSHA will be involved because of all the rules covering environment. There is no standard for gunsmiths but body shops have standards. It is reasonable to include guns with the paint shop. It will have to meet current requirements. He has to submit a site plan with all the information required. He should research all the necessary requirements and submit them as part of the site plan. He also gave us information about an indoor shooting range. He would need a site plan for that also.

OLD BUSINESS: On ordinance 15 another public hearing is required because there was a mistake in the ordinance that has to be corrected.

The Kennel site revision is on the table for review.

We may have to raise the price of the Site Plan Review public hearing from \$100 to cover additional expenses.

The Supervisor is now the Zoning Administrator.

The decision will be made in December if Mr. Nanny will be attending in 2019.

RV Ordinance – is a police action now. Zoning would change it to include permits, etc. Bill distributed a hand out on camping and if it is legal in public parks, etc. The ordinance would allow camping under certain conditions as to where and when. In 2011 a RV ordinance went to the Board but was never approved. The Commission has to decide what they want in the ordinance. Will it include requiring the RV be operable on state highways and licensed, time limits allowed to be on a property, does it need a permit and what periods of time would the permit include. Someone who brings in an RV while they build a house or someone moving their family into the RV on their property are also considerations. The Health Department has been enforcing the health standards. Recent changes the Health Department has not been as diligent in enforcement.

The Supervisor would like us to have an ordinance because will be more effective than a police action. Rodney can put it in ordinance form if we can't come up with one on our own. He can make sure what we have adheres to state laws.

A motion to have the Board approve Rodney Nanney to work with the Commission on the RV ordinance was made by Rick and seconded by Mike. Motion passed 4-1.

The empty or occupied lots, time limits for different situations, water and septic concerns would also be included in the ordinance, plus rules for tents and RV on public property.

Wind and Solar Energy ordinance material - We can use information we get to use when we have an issue with the turbines or panels. We feel citizens can have a personal windmill on their property and we can prohibit commercial installations. We can include energy as part of the master plan when we review it next.

Tiny Houses –Last month we discussed if on wheels, it is considered like a RV and if on a foundation, it is considered under housing. Rather than saying it has to be on at least this amount of land, it was suggested we keep them to a community group approach similar to a campground and not change the current minimum limit of square feet for dwellings.

Short term rentals – This year the item has not moved out of committee at the state level. We can bring it up again when the situation changes.

Filing Workshop – We need to get the files organized. Mari suggested each person take a portion of a file and list folder name and subject of contents. A spreadsheet would then be made of each portion with an index showing the location. If more than two people work at the same time, a notice stating this is a filing workshop and no commission business would be discussed will be posted 2-3 days before the workshop.

A motion to adjourn was made by Rick and seconded by Bill. Motion passed and the meeting adjourned at 8:45 p.m. The next meeting will be November 20, 2018.

Respectfully submitted,

Doris French  
Planning Committee Secretary

MINUTES OF THE SPECIAL MEETING OF THE LEE TOWNSHIP PLANNING COMMISSION  
TUESDAY OCTOBER 16, 2018 LEE TOWNSHIP HALL  
MIDLAND MICHIGAN

PRESENT: Bill Stewart, Mari Spraul, Rick Payne, Mike Spitnale, Doris French and guest Rodney Nanney

Mari read the highlights of the new Wireless Communication Facilities Ordinance. There was much discussion about the ordinance. The change is the item to eliminate reference to cell towers that was missed. It will be deleted. The part about boxes is still in limbo at the state level. The newest proposal has a permission process and protection for the township. Our ordinance is for towers on private property. It does not include those in the right of way. We may have to amend our ordinance as the state passes laws. The present ordinance is up to date to protect the township for towers in the future, collocate or erection. Once it is approved by the Commission it will go to the Board for their approval.

A motion to close the public hearing was made by Bill and seconded by Mike. Motion passed and the public hearing adjourned at 7:20 p.m.

Respectfully submitted,

Doris French  
Planning Commission Secretary